



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
[www.ladpw.org](http://www.ladpw.org)

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP6**

July 8, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012-2756

Dear Supervisors:

**419 WEST AVENUE J - PARCELS 6EX AND 9EX - A.P.N. 3138-003-904 (PORTION)  
CITY OF LANCASTER  
VAL VERDE - PARCEL 10-1EX.1 - A.P.N 3271-020-908 (PORTION)  
UNINCORPORATED VAL VERDE AREA OF THE COUNTY OF LOS ANGELES  
NEWHALL CREEK - PARCEL 71EX.1 - A.P.N. 2855-016-902  
CITY OF SANTA CLARITA**

**RESOLUTION TO SELL CERTAIN REAL PROPERTIES IN LOS ANGELES COUNTY  
WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY; CERTAIN REAL  
PROPERTIES IN LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36,  
VAL VERDE; AND LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
SUPERVISORIAL DISTRICT 5  
4 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE  
VALLEY; LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE;  
AND LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Find the properties, known as 419 West Avenue J, Lancaster, Parcels 6EX and 9EX (37,737 square feet), and Val Verde, Parcel 10-1EX.1 (5,619 square feet), to be no longer needed for use by

Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Waterworks District No. 36, Val Verde, respectively.

3. Find the property, known as Newhall Creek, Parcel 71EX.1 (4,840 square feet), to be no longer required for the purposes of the Los Angeles County Flood Control District.
4. Authorize the Director of Public Works or his designee to issue all legal notices and prepare related documentation to sell the properties to the highest bidders.
5. Authorize the Director of Public Works or his designee to purchase advertising as deemed necessary.
6. Adopt the enclosed Resolutions setting August 24, 2004, for hearing and confirmation of the highest bid to complete the sales consistent with the terms and conditions in the Resolutions at the following minimum bids:

Parcels 6EX and 9EX	\$265,000
Parcel 10-1EX.1	\$ 15,000
Parcel 71EX.1	\$ 65,000

**IT IS FURTHER RECOMMENDED AT THE TIME OF CONSUMMATION OF THIS SALE THAT YOUR BOARD:**

1. Authorize the Director of Public Works or his designee to prepare and execute a purchase and sale agreement consistent with the terms and conditions of the Resolutions and all documents necessary to complete this transaction.
2. Instruct the Chairman to execute the Quitclaim Deeds upon presentation.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the sale of properties, at auction, to the highest bidders.

Parcels 6EX and 9EX are located at the northwest corner of Avenue J and Trevor Avenue in the City of Lancaster. Waterworks District No. 40, Antelope Valley, acquired Parcels 6EX and 9EX as the successor in interest to Waterworks District No. 4,

Lancaster. The Parcels were part of the Antelope Valley headquarters site. The Waterworks District's Antelope Valley headquarters was relocated in 2002, and these Parcels are no longer needed for that purpose. The balance of the former headquarters site will be retained for operational needs.

Parcel 10-1EX.1 is located on the northwesterly corner of the intersection of Lincoln Avenue and San Martinez Road in the unincorporated Val Verde area of the County of Los Angeles. Waterworks District No. 36 acquired the fee title to Parcel 10-1EX.1 as part of their acquisition of the Val Verde County Water District, which included all its water system facilities and well reservoir sites. The subject Parcel lies outside the needed right of way.

Parcel 71EX.1 is located at the southeasterly corner of 14th and Spruce Streets, commonly known as 22522 14th Street, in the City of Santa Clarita. The Los Angeles County Flood Control District acquired Parcel 71EX.1 as part of the right of way for the Newhall Creek project. Construction of the project has been completed. Parcel 71EX.1 lies outside of the required right of way, except that Parcel 71FE will be reserved in favor of the District as an easement for flood control purposes. Parcel 71EX.1 is improved with a 567-square-foot house constructed about the late 1930s.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for waterworks and flood control purposes. Further, the sales will eliminate the need to maintain the properties and reduce the Waterworks and Flood Control Districts' expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proceeds from the sale of the properties will be deposited in the respective Waterworks District No. 40, Antelope Valley; Waterworks District No. 36, Val Verde; and Los Angeles County Flood Control District Funds.

The properties are being offered for all cash. The proposed recommended minimum bids of \$265,000, \$15,000, and \$65,000 for Parcels 6EX and 9EX, Parcel 10-1EX.1, and Parcel 71EX.1, respectively, are within the range of fair market values. The successful bidders must make a deposit in the amount of \$13,250, \$1,500, and \$3,250 for Parcels 6EX and 9EX, Parcel 10-1EX.1, and Parcel 71EX.1, respectively, at the time of the auction and execute a Purchase Agreement. The deposit is nonrefundable and

must be paid with a cashier's check or bank money order. The successful bidder will have 60 days from the date of the auction to pay the balance of the successful bid amount.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Pursuant to Water Code Section 55371, the Board may sell real property owned by the Waterworks Districts that is no longer needed.

Pursuant to Water Code Section 55373, if the Board determines the property to have a value of more than \$100, a notice of time and place of sale shall be given by posting three notices in three public places within the Waterworks District five days before the date of sale. At the time of sale, bids shall be received and the Board may sell to the highest bidder or may reject any or all bids.

Pursuant to Water Code, Uncodified Act 4463, Section 2, Item 13, the Los Angeles County Flood Control District may sell or dispose of any property whenever, in the judgment of the Board of Supervisors, said property is no longer required for the purposes of said District.

Pursuant to Government Code Section 65402, notifications of the proposed sales were submitted to the appropriate agencies for their report as to conformance with the agencies' adopted General Plans. No planning agency objected to the proposed sales.

As required by Government Code Section 54222, all relevant agencies of the State, County, City, and School District were notified of the proposed sales. No agency has expressed an interest in acquiring the property.

County Counsel has approved the enclosed Resolutions Regarding Sale at Public Auction of Real Property as to form. County Counsel will also approve as to form the Quitclaim Deeds and the Purchase Agreements prior to being presented to the Chairman for execution. The Quitclaim Deeds will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The sale of these properties is categorically exempt from CEQA, as specified in Class 12, of the Environmental Document Reporting Procedures and Guidelines, adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

The Honorable Board of Supervisors  
July 8, 2004  
Page 5

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the interest of the Waterworks Districts and the Flood Control District. Enclosed are an original and duplicate Resolution Regarding Sale at Public Auction of Real Property of the Los Angeles County Waterworks District No. 40, Antelope Valley, and Resolution Regarding Sale at Public Auction of Real Property of the Los Angeles County Waterworks District No. 36, Val Verde, and Resolution Regarding Sale at Public Auction of Real Property of the Los Angeles County Flood Control District. Please have the Executive Officer of the Board execute the originals and duplicates and return the duplicates to this office.

An original and two duplicate Quitclaim Deeds for the parcels will be prepared in favor of the successful bidder. Upon presentation by Public Works, please have the Chairman sign the original and duplicates of each document and have them acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate of each Quitclaim Deed to this office, retaining one duplicate of the Quitclaim Deed for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

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Enc.

cc: Chief Administrative Office  
County Counsel

**RESOLUTION REGARDING SALE AT PUBLIC AUCTION OF REAL PROPERTY OF  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY**

**419 WEST AVENUE J, CITY OF LANCASTER**

WHEREAS, the Board of Supervisors of the County of Los Angeles in its capacity as the governing body of the Waterworks District No. 40 has found and determined that the property hereinafter described, owned by Los Angeles County Waterworks District No. 40, Antelope Valley (District), is not needed for uses of the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles (Board) as follows:

1. A public auction shall be conducted selling the following parcels of real property, further described in Exhibit "A," attached hereto and incorporated herein by reference and made a part hereof as though set forth in full (Property), on August 24, 2004, at 9:30 a.m., in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, subject to the terms and conditions set forth below:

Parcels	A.P.N.	Zoning	Exhibit	Size Sq. Ft.	Deposit Required	Recommend. Min. Bid
6EX & 9EX	3138-003-904 (Portion)	LI (Lt Indstrl)	A-1	37,737	\$13,250	\$265,000

2. The sale of the Property will be subject to the buyer assuming the following:
  - a. All taxes, interest, penalties, and assessments of record, if any.
  - b. Covenants, conditions, restrictions, reservations, easements, rights, and rights of way of record, if any.
  - c. The current condition of the property.
3. Sealed bids must be filed in the Office of the Clerk of the Board of Supervisors, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, prior to 9:30 a.m. on the day of the auction.
4. The Board reserves the right to reject any and all bids and to withdraw the Property from the sale at any time.

5. At the time of the auction, sealed bids will be opened and oral bids will be heard, provided that the first oral bid exceeds the amount of the highest sealed bid by at least five percent (5%). Should two or more sealed bids be identical as to highest bid amounts, the bid first received in accordance with Item No. 3 above, shall be recognized as the highest sealed bid.
6. At the close of the auction, the successful bidder must make a nonrefundable deposit for the parcel in the form of a cashier's check or bank money order and the successful bidder will be required to execute a Purchase Agreement for the full amount of the successful bid. The amount of the deposit required is \$13,250 for Parcels 6EX and 9EX. The balance of the amount due must be paid with a cashier's check, or money order no later than sixty (60) calendar days, inclusive, from the date of auction specified in Item No. 1 herein.
7. The transfer of title will not pass to the successful bidder until the total bid amount is paid in full. If the successful bidder fails to deliver the balance of the amount due as specified above, or fails to abide by the terms and conditions of the sale, said sale may be rescinded at the option of the District. In that event, the property may be resold after complying with the statutory requirements. All of the deposit will be kept by the District and will not be refunded.
8. The Property is being sold in "as is" condition. No warranties or representations of any nature are being made with respect to the Property, including without limitation: 1) location, size, and zone set forth herein or on any plot map of any property; 2) the condition of the land and or structures or the foundations (if applicable); and 3) the condition of the soil including, without limitation, the presence of pollutants or contaminants, the geologic stability, or suitability of the land for development. The parcel offered for sale will be sold by Quitclaim Deed.
9. Reserved and excepted from the sale will be all oil, gas, petroleum, and other hydrocarbons and mineral rights.
10. The successful bidder will be deemed to have made a full and complete investigation of the properties. Copies of the title reports and maps showing the locations and size of the parcel to be sold are available for inspection in the office of the Department of Public Works, Mapping & Property Management Division, 10th Floor, 900 South Fremont Avenue, Alhambra, California.

The foregoing Resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

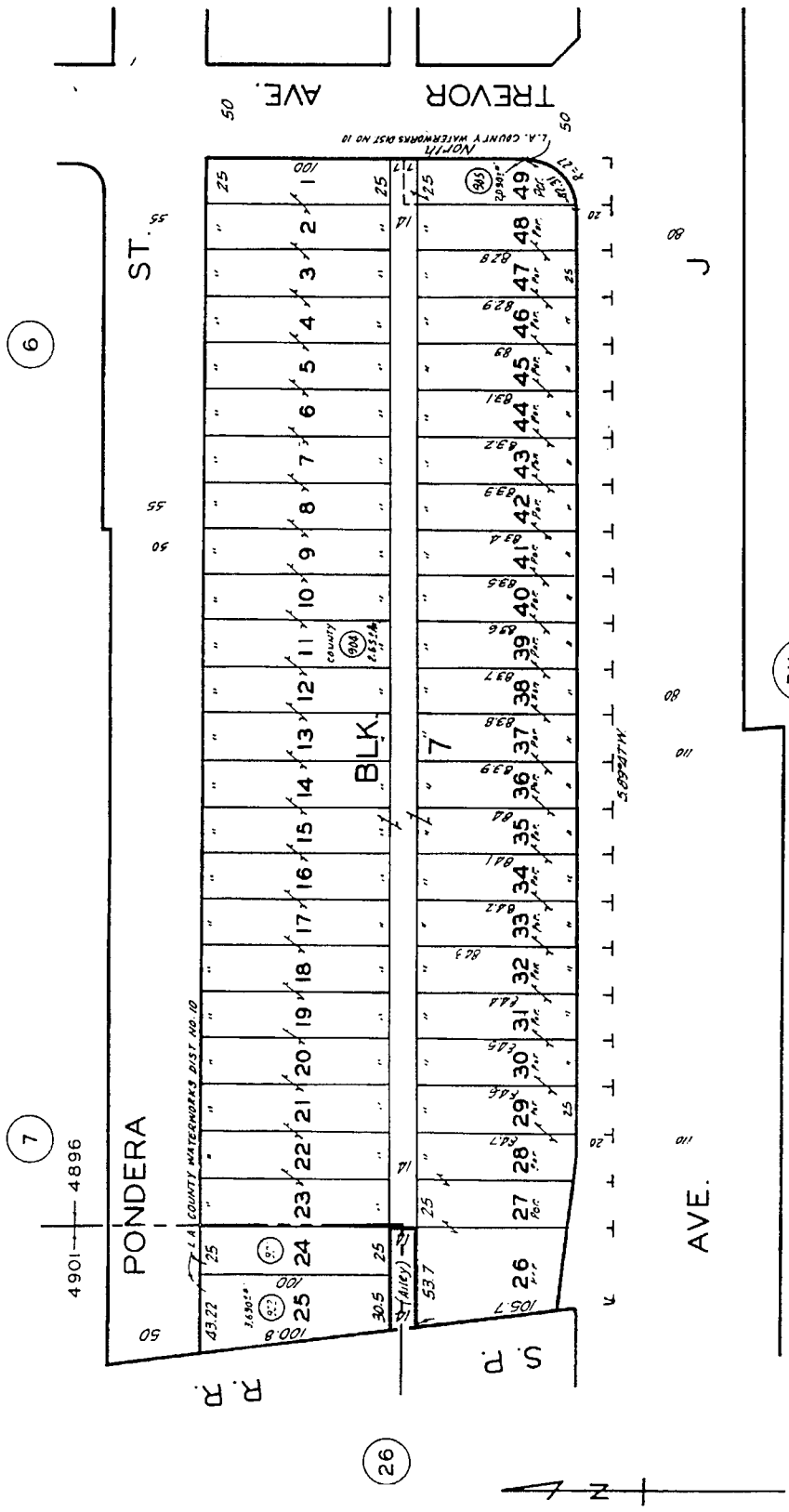
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# EXHIBIT "A"



## THE HERALD SECOND SUBDIVISION IN THE TOWN OF LANCASTER

L.S. 3 - 17

BK.  
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CODE  
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FOR PREV. ASSM'T. SEE:  
 3138-42

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

**RESOLUTION REGARDING SALE AT PUBLIC AUCTION OF REAL PROPERTY OF  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE**

**PARCEL 10-1EX.1, VAL VERDE AREA**

WHEREAS, the Board of Supervisors of the County of Los Angeles in its capacity as the governing body of the Waterworks District No. 36 has found and determined that the property hereinafter described, owned by Los Angeles County Waterworks District No. 36, Val Verde (District), is not needed for uses of the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles (Board) as follows:

1. A public auction shall be conducted selling the following parcels of real property, further described in Exhibit "A," attached hereto and incorporated herein by reference and made a part hereof as though set forth in full (Property), on August 24, 2004, at 9:30 a.m., in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, subject to the terms and conditions set forth below:

Parcel	A.P.N.	Zoning	Exhibit	Size Sq. Ft.	Deposit Required	Recommend. Min. Bid
10-1EX.1	3271-020-908 (Portion)	R1 (Residential)	A-2	5,619	\$1,500	\$15,000

2. The sale of the Property will be subject to the buyer assuming the following:
  - a. All taxes, interest, penalties, and assessments of record, if any.
  - b. Covenants, conditions, restrictions, reservations, easements, rights, and rights of way of record, if any.
  - c. The current condition of the property.
3. Sealed bids must be filed in the Office of the Clerk of the Board of Supervisors, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, prior to 9:30 a.m. on the day of the auction.
4. The Board reserves the right to reject any and all bids and to withdraw the Property from the sale at any time.

5. At the time of the auction, sealed bids will be opened and oral bids will be heard, provided that the first oral bid exceeds the amount of the highest sealed bid by at least five percent (5%). Should two or more sealed bids be identical as to highest bid amounts, the bid first received in accordance with Item No. 3 above, shall be recognized as the highest sealed bid.
6. At the close of the auction, the successful bidder must make a non-refundable deposit for the parcel in the form of a cashier's check or bank money order and the successful bidder will be required to execute a Purchase Agreement for the full amount of the successful bid. The amount of the deposit required is \$1,500 for Parcel 10-1EX.1. The balance of the amount due must be paid with a cashier's check, or money order no later than sixty (60) calendar days, inclusive, from the date of auction specified in Item No. 1 herein.
7. The transfer of title will not pass to the successful bidder until the total bid amount is paid in full. If the successful bidder fails to deliver the balance of the amount due as specified above, or fails to abide by the terms and conditions of the sale, said sale may be rescinded at the option of the District. In that event, the property may be resold after complying with the statutory requirements. All of the deposit will be kept by the District and will not be refunded.
8. The Property is being sold in "as is" condition. No warranties or representations of any nature are being made with respect to the Property, including without limitation: 1) location, size, and zone set forth herein or on any plot map of any property; 2) the condition of the land and or structures or the foundations (if applicable); and 3) the condition of the soil including, without limitation, the presence of pollutants or contaminants, the geologic stability, or suitability of the land for development. The parcel offered for sale will be sold by Quitclaim Deed.
9. Reserved and excepted from the sale will be all oil, gas, petroleum, and other hydrocarbons and mineral rights.
10. The successful bidder will be deemed to have made a full and complete investigation of the properties. Copies of the title reports and maps showing the locations and size of the parcel to be sold are available for inspection in the office of the Department of Public Works, Mapping & Property Management Division, 10th Floor, 900 South Fremont Avenue, Alhambra, California.

The foregoing Resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

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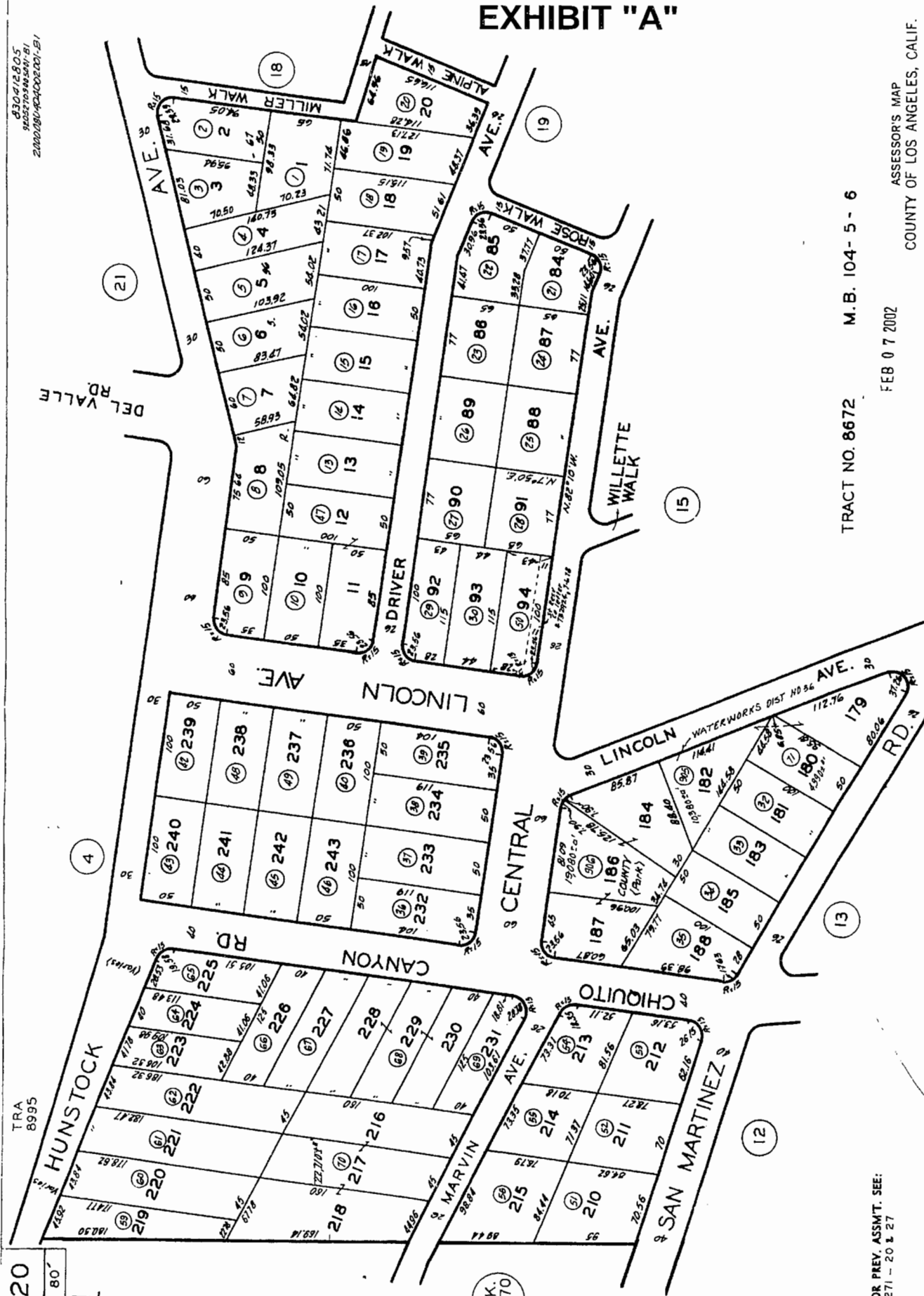
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# EXHIBIT "A"

TRACT NO. 8672 M.B. 104-5-6

FOR PREV. ASSMT. SEE:  
3271 - 20 & 27

FEB 07 2002

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

**RESOLUTION REGARDING SALE AT PUBLIC AUCTION OF REAL PROPERTY OF  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT**

**22522 14TH STREET, CITY OF SANTA CLARITA**

WHEREAS, the Board of Supervisors of the Los Angeles County Flood Control District has found and determined that the property hereinafter described, owned by Los Angeles County Flood Control District (District), is not needed for uses of the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the Los Angeles County Flood Control District (Board) as follows:

1. A public auction shall be conducted selling the following parcels of real property, further described in Exhibit "A," attached hereto and incorporated herein by reference and made a part hereof as though set forth in full (Property), on August 24, 2004, at 9:30 a.m., in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, subject to the terms and conditions set forth below:

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71EX.1	2855-016-902 (Portion)	RS (Residential)	A-3	4,840	\$3,250	\$65,000

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  - a. All taxes, interest, penalties, and assessments of record, if any.
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6. At the close of the auction the successful bidder must make a non-refundable deposit for the parcel in the form of a cashier's check or bank money order and the successful bidder will be required to execute a Purchase Agreement for the full amount of the successful bid. The amount of the deposit required is \$3,250 for Parcel 71EX.1. The balance of the amount due must be paid with a cashier's check, or money order no later than sixty (60) calendar days, inclusive, from the date of auction specified in
7. The transfer of title will not pass to the successful bidder until the total bid amount is paid in full. If the successful bidder fails to deliver the balance of the amount due as specified above, or fails to abide by the terms and conditions of the sale, said sale may be rescinded at the option of the District. In that event, the property may be resold after complying with the statutory requirements. All of the deposit will be kept by the District and will not be refunded.
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By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

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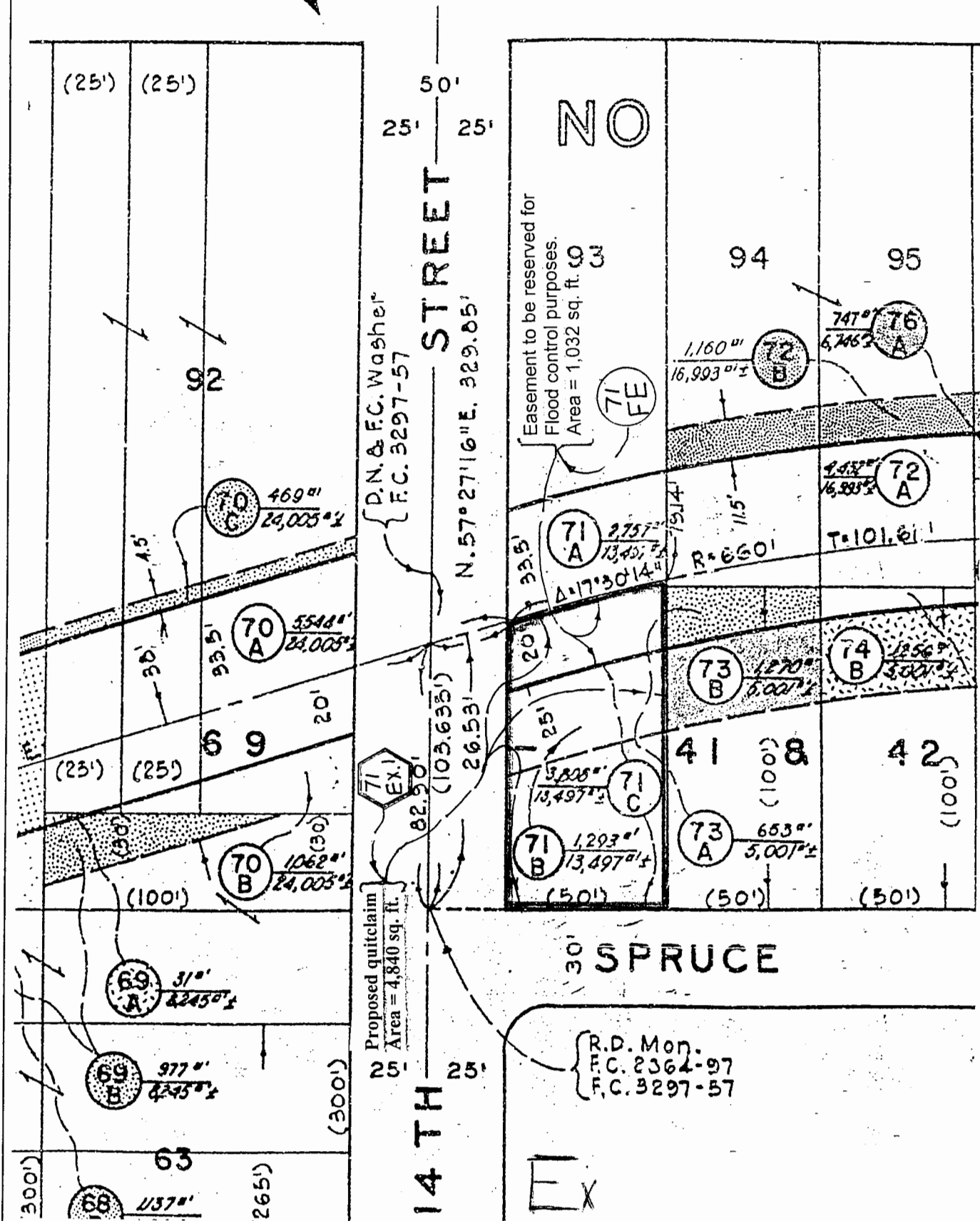


SAN FERNANDO

ROAD

{ L. & T.  
R.D.F. B - 2512-783

# EXHIBIT "A"



Refer. Map No. 340-RW 3.2

NEWHALL CREEK